

**MANAGEMENT CERTIFICATE FOR
SETTLERS RIDGE HOMEOWNERS ASSOCIATION
Bexar County**

STATE OF TEXAS §
COUNTY OF BEXAR §

1. **Name of Subdivision:** Settlers Ridge
2. **Name of Association:** Settlers Ridge Homeowners Association, Inc.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Settlers Ridge Homeowners Association, Inc., 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.
6. **The Association's designated representative is:** FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231; 210-829-7202 Office; 210-829-5207 Fax. Email: sanantonio@fsresidential.com
Community Website: <https://settlersridgehoa.connectresident.com/>
7. **Resales Disclosure Package: \$375.00**
 Homeowner Setup/ Unit Transfer Fee: There is a transfer fee in the amount of **\$295.00** collected at closing from the buyer.
 Capitalization Fee: \$500.00 (First Buyer Only)
8. **Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association:** See Exhibit "A"

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Settlers Ridge Homeowners Association, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

Settlers Ridge Homeowners Association, Inc.

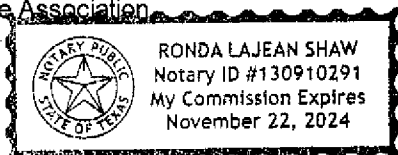
By: Kristie Rose-Zapp

Print Name: Kristie Rose-Zapp

Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged and signed before me on this the 24th day of January 2023 by Kristie Rose-Zapp the Managing Agent of the Settlers Ridge Homeowners Association, Inc. on behalf of the Association.



Ronda Shaw
Notary Public – State of Texas

After Recording Return To:
FirstService Residential San Antonio, LLC
3424 Paesanos Pkwy, Ste 100
San Antonio, TX 78231

EXHIBIT "A"

Settlers Ridge Homeowners Association, Inc., a subdivision located in Bexar County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Settlers Ridge Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

Recording Date	Filed Document	Recording Information
05/20/2016	Plat	20160094105
09/28/2016	DCCER Kinder Northeast Unit 5A	20160190790
09/28/2016	Annexation and Supplemental Declaration Unit 5A	20160190796
04/04/2017	Bylaws	20170062981
04/12/2017	Certificate of Formation	20170068374
11/21/2018	Warranty Deed	20180228945
11/29/2018	Collection Policy and Payment Plan Guidelines	20180233202
11/29/2018	Document Retention, Access, Production and Copying Policy	20180233202
04/09/2021	Annexation and Supplemental Declaration Unit 5B	20210094185

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20230013640
Recorded Date: January 26, 2023
Recorded Time: 8:58 AM
Total Pages: 3
Total Fees: \$30.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 1/26/2023 8:58 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk